



General Assembly

January Session, 2023

Proposed Bill No. 5783

LCO No. 923



Referred to Committee on HOUSING

Introduced by:
REP. O'DEA, 125th Dist.

***AN ACT ESTABLISHING A MUNICIPAL RIGHT OF FIRST REFUSAL
FOR AFFORDABLE PROPERTY DEVELOPMENTS.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 That section 8-30g of the general statutes be amended to grant a right
2 of first refusal to purchase real property to any municipality in which a
3 proposal to develop such real property as a set-aside development is
4 submitted to the local planning or zoning board and require such
5 municipality that exercises such right of first refusal to (1) pay to the
6 developer of such set-aside development the purchase price the
7 developer paid for the real property plus an additional two per cent of
8 the purchase price, and (2) complete the development with at least
9 seventy-five per cent of the initially proposed affordable housing units
10 within eight years of such municipality's acquisition of the real property
11 or be subject to a penalty in the amount of ten per cent of the purchase
12 price, half to be paid to a state affordable housing fund to be established
13 and half to be paid to the initial proposed developer.

Statement of Purpose:

To grant a right of first refusal to municipalities for set-aside developments and to require that any municipalities exercising such right complete such developments within eight years.